

MINUTES

Name of the Meeting	Monthly Core Committee Meeting						
Meeting Chaired by	Shri Vimal Shah, <i>President, MCHI-CREDAI</i>						
Meeting Conducted by	Shri Nainesh Shah, <i>Hon. Secretary, MCHI-CREDAI</i>						
Date of the Meeting	Tuesday, October 1, 2013			Time of the Meeting		6:00 pm	
Venue of the Meeting	MCHI-CREDAI Conference Hall						
Total Committee Members (18)	No. of Member Present	7	No. of Members Absent		6	Leave Granted to	5
Member Present	1. Shri. Vimal Shah, President 2. Shri. Mayur Shah, Vice President 3. Shri Deepak Goradia, Vice President 4. Shri Nainesh Shah, Hon. Secretary 5. Shri. Harish Patel, Hon. Joint Secretary 6. Shri Sandeep Runwal, Hon. Joint Secretary 7. Shri Jagdish Ahuja, Co-ordinator						
Leave of Absence Granted to	1. Shri Dharmesh Jain, Vice President 2. Shri Ashok Mohanani, Hon. Joint Secretary 3. Shri Mukesh Patel, Hon. Joint Treasurer 4. Shri Lakshman Bhagtani, Joint Treasurer 5. Shri Rasesh Kanakia, Co-ordinator						
Name of Members Absent	1. Shri. Nayan Shah, Vice Presidents 2. Shri. Boman Irani, Vice President 3. Shri. Sukhraj Nahar, Hon. Treasurer 4. Shri Bandish Ajmera, Hon. Joint Secretary 5. Shri Pujit Aggarwal, Co-ordinator 6. Shri. Parag Munot, Co-ordinator						
Guest Attended	-						
Name of the officials from MCHI-CREDAI	1. Shri S. S. Hussain, CEO 2. Mrs. Anjana Chheda, Legal Advisor 3. Shri Avadhoot Rane, General Manager (Liaison)						

Sr. No. Agenda	DISCUSSION & DECISION
1	To read and confirm the minutes of core committee meeting held on September 10, 2013.
	Minutes of the Core Committee Meeting held on September 10, 2013 were taken as read and confirmed.
2.	Legal :
a.	To discuss VAT Judgment and next course of action
	It was decided that the VAT Judgment should be discussed with Shri Parimal Shorff and as per his advice further course of action be taken in the meantime, draft for representation should be submitted to Shri Nitin Kareer for giving time and to frame the guidelines as per the suggestions from Hon'ble Supreme Court.
b.	To assess the further progress in Kohinoor SLP matter
	Kohinoor SLP matter is going on with full speed. Shri Parimal Shroff has done commendable job, to prepare and file points raised by MCHI-CREDAI in brief. Shri S. Ganesh Sr. Counsel was engaged on behalf of MCHI-CREDAI. The SLP is kept on 3 rd October 2013.
c.	To discuss ULC Writ Petition
	<p>It was discussed to follow steps to form full bench as Lordship Justice Chandrachud has not placed ULC matters for hearing on the date. Farther steps will be taken in consultation with Nivit Srivastava.</p> <p>Shri Nivit Srivastava should make application on Friday, October 4 before Hon'ble Chief Justice to fix the full bench.</p>
3	Approval of Exhibition Budget
	<p>The issue was taken up. Since Shri Bandish Ajmera, Chairman Exhibition Committee was not present in the meeting hence full-fledged and detailed budget could not be presented in the meeting. Therefore, CEO informed the brief on booking details, amount received and balance amount to come.</p> <p>The list of withdrawal's name of the participants also presented.</p> <p>Hon. Secretary, Shri Nainesh Shah's view that expenditure is very high and income is not that much. A sensitivity analysis should be done and a margin of 20% should be mentioned. The total expenditure should be reduced by 2 corers and brought down. The possibility of reducing the cost from charges of Wiz Craft and media should be explored. The same was informed to General Manager, P R & Communication.</p>
4	To submit draft HR policy - Organizational restructuring etc
	As per suggestion from Secretary Shri Nainesh Shah it has been decided that this issue will be discussed amongst Shri Sukhraj Nahar, Shri Harish Patel, Shri Nainesh Shah & Shri S. S. Hussain and finalized.
5	Discussion on concept of Advisory Board
	It has been decided to give a different name viz "Think Tank" etc. for advisory board. Shri Sandeep Runwal Strongly objected on the member's name who join this board.

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6	Discussion on submission on suggestions/objections to New Ready Reckoner 2014
	<p>It has been informed by the President, Shri Vimal Shah that MCHI-CREDAI will write a letter with our issues/ points to Deputy Director Town Planning for Ready Reckoner 2014.</p> <p>He also said that the rates of Commercial and Retail Premises are invariably double that of Residential premises, which is not the ground reality. Hence we should represent to correct this situation, not to keep the rates so much. Charge and valuation of TDR should also be taken and considered. It was also pointed out that they are fixing different rates for even the adjoining plots (CTS No.). Nearby land portion should be kept in one block and no discrimination CTS wise.</p>
7	Discussion on letter issued by Shri Sitaram Kunte, I.A.S., MC of MCGM to President on September 30, 2013
	<p>It has been informed by the President that this letter from Municipal Commissioner of MCGM should be sent to all members of MCHI-CREDAI. From this any member, if they are facing any hurdles and difficulties on his count can communicate with Anti Corruption Bureau (ACB).</p> <p>It has been also suggested by President that MCHI-CREDAI shall reply to this letter of MC of MCGM with respect to the circular of MCGM related to speedy approval (60 days), to adopt papers less office system in MCGM etc.</p>
8	Discussion on “The Real Estate (Regulation and Development) Bill 2013” published by Lok Sabha Secretariat for comments and suggestions. The same is circulated already to all the members of MCHI-CREDAI
	<p>It has been informed by the President that the copy of the bill should be sent to all members of MCHI-CREDAI to invite suggestions objections from them in time bound manner.</p>
9	Information about the plan for ‘Dematerialization of Land Records’ with reference to conference held in Pune with NSDL and IGR for Stamps and Registration
	<p>CEO, Shri S. S. Hussain informed the members that this system of dematerialization of Land Records is a giant and historical step being considered by Government of Maharashtra to troubleshoot all problems which are creating hurdles in process of stamp duty and registration works.</p> <p>CEO informed the committee that task owner for stamp duty and registration Shri Jayesh Shah and his task team will initiate this matter and shall attend the second session in Pune on same subject along with CEO MCHI-CREDAI and Shri Avadhoot Rane, General Manager (Liaison), MCHI-CREDAI.</p> <p>As per request from IGR, MCHI-CREDAI will give full support to the department of IGR and we also provide some templates of registration matter along with complete backup support from legal wing of MCHI-CREDAI.</p>
10	Any other matter with permission of Chair
	No matter come for discussion

The meeting ended with thanks to the chair.

Sd/-
Nainesh Shah
Hon. Secretary